

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513 Rule 12D-16.002 F.A.C Effective 07/19 Page 1 of 2

0925-55

Part 1: Tax Deed									
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date		Apr 21, 2025			
Property description	SOUTHPOINTE PLACE LAND TRUST DATED 06-13- 21 9 AUDUSSON AVE			Certificate #		2023 / 95			
	7567 SC 01-1057 LT 78 B A & B O	LK P NORTI R 8555 P 28	E PL HPOINTE 35	Date of Date o		certificate issued	06/01/2023		
Part 2: Certificat	es Owne					Appli			T-4-1
Column 1 Certificate Numbe	er E	Column Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: (Column 3 + 0	
# 2023/95		06/01/20)23		2,459.46		122.97		2,582.43
						1	→Part 2: Total*		2,582.43
Part 3: Other Ce	rtificates	s Redeeme	d by Apı	plicant (O	ther than Co	unty)	27		
Column 1 Certificate Number	Col Date	lumn 2 of Other icate Sale	Colu Face A	umn 3 mount of Certificate	Column 4 Tax Collector's I	4 Column 5		Total (Column 3 + 0 + Colum	Column 4
# 2024/104		01/2024		2,643.92		6.25 169.65			2,819.82
							Part 3: Total*		2,819.82
Part 4: Tax Colle	ector Ce	rtified Am	ounts (Li	ines 1-7)					
1. Cost of all cert							d by applicant of Parts 2 + 3 above)		5,402.25
2. Delinquent tax	es paid b	y the applica	int						0.00
3. Current taxes	paid by th	ne applicant							2,684.17
4. Property inform	nation rep	ort fee							200.00
5. Tax deed appl	ication fee	e							175.00
6. Interest accrue	ed by tax	collector und	ler s.197.5	642, F.S. (s	ee Tax Collecto	or Instr	uctions, page 2)		0.00
7.						То	tal Paid (Lines 1-6)		8,461.42
I certify the above in the have been paid, an						y infor	mation report fee, ar	nd tax collector's	s fees
1							Escambia, Florid	la	•
Sign here:	ature, Tax C	Collector or Desi	anee				oate <u>April 24th, 2</u>	2025	

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	Processing tax deed fee
9.	Certified or registered mail charge
10.	
11.	
12.	Sheriff's fees
13.	Interest (see Clerk of Court Instructions, page 2)
14.	Total Paid (Lines 8-13)
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)
Sign I	here: Date of sale

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500222

To: Tax Collector of	ESCAMBIA COUNTY ,	Florida	
I, KEYS FUNDING LLC - 60 PO BOX 71540 PHILADELPHIA, PA 19 ⁴	176-1540,		
hold the listed tax certific	ate and hereby surrender the s	ame to the Tax (Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
01-1057-604	2023/95	06-01-2023	LT 78 BLK P NORTHPOINTE S/D UNIT 5 PB 11 P 57 A & B OR 8555 P 285
 redeem all out pay all delinqu pay all Tax Co Sheriff's costs, 	if applicable.	erest covering the	
which are in my posses	sion.		.
Electronic signature of KEYS FUNDING LLC PO BOX 71540	- 6023		
PHILADELPHIA, PA			<u>04-21-2025</u> Application Date
A	pplicant's signature		

Real Estate Search

Tangible Property Search

Sale List

\$200,166

\$169,804

\$155,575

<u>Back</u>

Printer Friendly Version

Cap Val

\$186,784

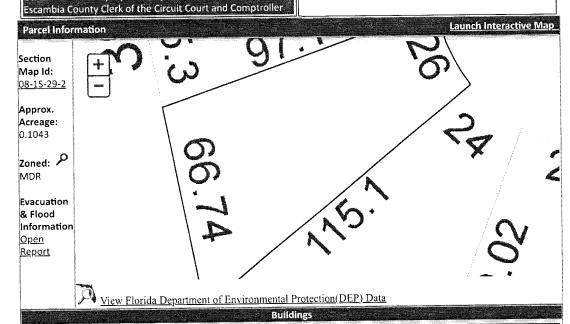
\$169,804

\$155,575

Nav. M	ode Account OParcel ID				Printer
General Inf	ormation	Assess	ments	THE TAL	T.L
Parcel ID:	0915291500078016	Year	Land	Imprv	Total
Account:	011057604	2024	\$40,000	\$160,166	\$200,1
Owners:	SOUTHPOINTE PLACE LAND TRUST DATED 06-13-	2023	\$21,000	\$148,804	\$169,8
	21	2022	\$21,000	\$134,575	\$155,5
Mail:	9 AUDUSSON AVE PENSACOLA, FL 32507	The second of the second secon		Disclaim	er
Situs:	7567 SOUTHPOINTE PL 32514				
Use Code:	SINGLE FAMILY RESID 🔑			Tax Estima	ator
Taxing Authority:	COUNTY MSTU		C	hange of A	ddress
Tax Inquiry:	Open Tax Inquiry Window	,	File fo	r Exemptio	n(s) On
	link courtesy of Scott Lunsford County Tax Collector		<u>Re</u> p	ort Storm	Damag
Sales Data	Type List:		ertified Roll	Exemptions	
Sale Date	Book Page Value Type Multi Parcel Records	None			

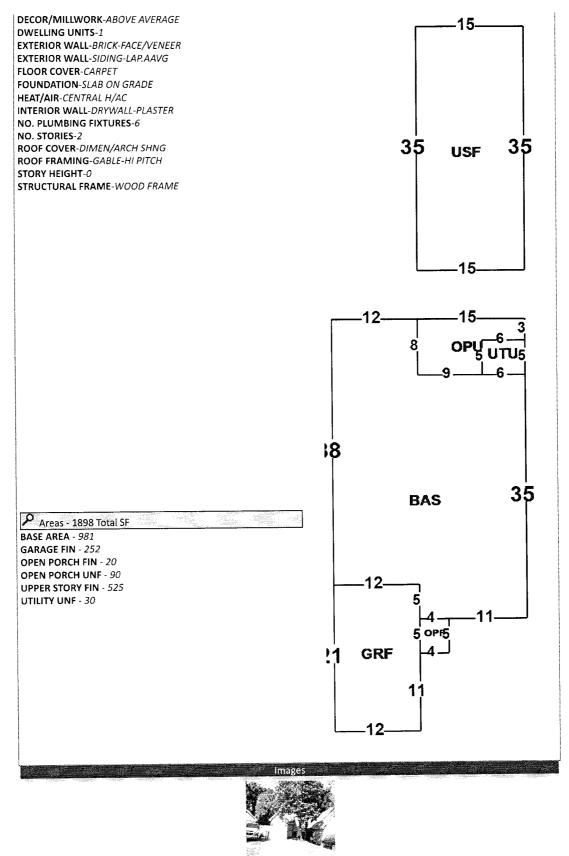
Sales Data	<u>Type L</u>	st:				
Sale Date	Book	Page	Value	Type	Multi Parcel	Records
06/15/2021	8555	285	\$100	WD	N	C _o
02/09/2017	7666	1179	\$65,100	TD	N	Cò
03/2001	4677	257	\$85,400	WD	N	C _a
09/2000	4616	1249	\$79,500	WD	N	Co
03/1991	2982	458	\$56,100	WD	N	C _a
05/1990	2863	485	\$1,000	СТ	N	
Official Reco	rds Inc	uiry c	ourtesy c	f Pam	Childers	

Exemption(s) Online rt Storm Damage emptions **Legal Description** LT 78 BLK P NORTHPOINTE S/D UNIT 5 PB 11 P 57 A & B OR 8555 P 285



Extra Features None

Address: 7567 SOUTHPOINTE PL, Improvement Type: SINGLE FAMILY, Year Built: 1984, Effective Year: 1984, PA Building ID#:



4/12/2024 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025035018 5/14/2025 1:27 PM
OFF REC BK: 9317 PG: 331 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00095**, issued the **1st** day of **June**, **A.D.**, **2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 78 BLK P NORTHPOINTE S/D UNIT 5 PB 11 P 57 A & B OR 8555 P 285

SECTION 09, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 011057604 (0925-55)

The assessment of the said property under the said certificate issued was in the name of

SOUTHPOINTE PLACE LAND TRUST DATED 06-13-21

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of September, which is the **3rd day of September 2025.**

Dated this 14th day of May 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

COMPTROLLER OF THE PROPERTY OF

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

ED REPORT IS	ISSUED TO:			
ORD, ESCAME	SIA COUNTY TA	AX COLLECTOR		
T#: 0	1-1057-604	CERTIFICATE	#:	3-95
MITED TO THE	PERSON(S) EX	PRESSLY IDENTIFI	ED BY NAME IN T	THE PROPERTY
ner(s) of record of and a listing and accorded in the Of	of the land descri copies of all ope ficial Record Bo	bed herein together w n or unsatisfied leases	ith current and deline , mortgages, judgme	quent ad valorem nts and
ny subsurface rig	ghts of any kind o			
e insurance polic				
"Report" herein	refers to the Prop	erty Information Repo	ort and the document	s attached hereto.
June 17,	2005 to and incl	uding June 17, 2025	Abstractor:	Andrew Hunt
CphV				
	IS NOT TITLE IN MITED TO THE IN REPORT AS TO and a listing and a corded in the Offed on page 2 here any subsurface rigoverlaps, boundars not insure or gue insurance policies. June 17,	IS NOT TITLE INSURANCE. TO THE PERSON(S) EXENTED TO THE PERSON(S) EXENTED TO THE PERSON(S) EXENTED TO THE PERSON(S) EXENTED TO THE PERSON(S) EXAMPLE AND THE RECIPIENT PROPORT AS THE PERSON (S) EXAMPLE TO THE P	TH: 01-1057-604 CERTIFICATE IS NOT TITLE INSURANCE. THE LIABILITY FOR MITED TO THE PERSON(S) EXPRESSLY IDENTIFING REPORT AS THE RECIPIENT(S) OF THE PROPERTY of the land described herein together wand a listing and copies of all open or unsatisfied leases ecorded in the Official Record Books of Escambia Coursed on page 2 herein. Subject to: Current year taxes; taxes and assessments durny subsurface rights of any kind or nature; easements, roverlaps, boundary line disputes. Is not insure or guarantee the validity or sufficiency of a see insurance policy, an opinion of title, a guarantee of title. "Report" herein refers to the Property Information Reports of the proper	TH: 01-1057-604 CERTIFICATE #: 202 IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN TO REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION and a listing and copies of all open or unsatisfied leases, mortgages, judgme ecorded in the Official Record Books of Escambia County, Florida that enced on page 2 herein. Subject to: Current year taxes; taxes and assessments due now or in subsequency subsurface rights of any kind or nature; easements, restrictions, and cover overlaps, boundary line disputes. Is not insure or guarantee the validity or sufficiency of any document attached insurance policy, an opinion of title, a guarantee of title, or any other form. "Report" herein refers to the Property Information Report and the document June 17, 2005 to and including June 17, 2025 Abstractor:

Michael A. Campbell, As President

Dated: June 18, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

June 18, 2025

Tax Account #: 01-1057-604

1. The Grantee(s) of the last deed(s) of record is/are: PAUL WOODS AS TRUSTEE TO THE SOUTHPOINTE PLACE LAND TRUST DATED 6/13/2021

By Virtue of Warranty Deed recorded 6/17/2021 in OR 8555/285

- 2. The land covered by this Report is: See Attached Exhibit "A"
- **3.** The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. NONE
- 4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 01-1057-604 Assessed Value: \$186,784.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE SOLUTIONS

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford

Escambia County Tax Collector

P.O. Box 1312

Pensacola, FL 32591

CERTIFICATION	PROPERTY	INFORMATION	REPORT	FOR TDA
CERTIFICATION			TILL VILL	I OIL IDIL

TAX DEED SALE DATE:	SEPT 3, 2025				
TAX ACCOUNT #:	01-1057-604				
CERTIFICATE #:	2023-95				
those persons, firms, and/or agencies having leg	atutes, the following is a list of names and addresses of gal interest in or claim against the above-described cate is being submitted as proper notification of tax deed				
YES NO ☐ ☑ Notify City of Pensacola, P.O. Bo ☐ ☑ Notify Escambia County, 190 Go ☐ ☐ ☐ Homestead for 2024 tax year.	· ·				
PAUL WOODS SOUTHPOINTE PLACE LAND TRUST 9 AUDUSSON AVE PENSACOLA, FL 32507	PAUL WOODS SOUTHPOINTE PLACE LAND TRUST 7567 SOUTHPOINTE PL PENSACOLA, FL 32514				

Certified and delivered to Escambia County Tax Collector, this 18th day of June 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

Malphel

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

June 18, 2025 Tax Account #:01-1057-604

LEGAL DESCRIPTION EXHIBIT "A"

LT 78 BLK P NORTHPOINTE S/D UNIT 5 PB 11 P 57 A & B OR 8555 P 285 SECTION 09, TOWNSHIP 1 S, RANGE 29 W TAX ACCOUNT NUMBER 01-1057-604(0925-55)

Recorded in Public Records 6/17/2021 3:13 PM OR Book 8555 Page 285, Instrument #2021067094, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$0.70

> This instrument prepared by and returned to Bennie Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 091S291500078016

WARRANTY DEED TO TRUSTEE

THIS INDENTURE WITNESSETH, that the Grantor, <u>BENNI BAKER</u>, a single woman, whose address is <u>P.O.</u> Box 6259, Pensacola, FL 32503 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms (under provisions of Section 689.071 Florida Statutes) unto the Trustee(s) as hereinafter named of that certain Trust known as Southpointe Place Land Trust which was formed under a Declaration of Trust dated 6/13/21. The following described land together with the improvements appurtenant thereto in the County of ESCAMBIA, State of Florida:

LT 78 BLK P NORTHPOINTE S/D UNIT 5 PB 11 P 57 A & B OR 7666 P 1179, of the Public Records of Escambia County, FL with parcel ID # 0915291500078016 hereinafter called the "property", a/k/a 7567 Southpointe Place, Pensacola, FL 32504

subject to: a) taxes for the year 2021 and all subsequent years;

- b) conditions, covenants, limitations, restrictions and easements of record, if any,
- c) any mortgages of record

TO HAVE AND TO HOLD the said property in fee simple title or as otherwise indicated upon the trusts and for the uses and purposes herein and in said trust agreement set forth, and the Grantor hereof covenants with the Grantee that he is lawfully seized of the said premises, that they are free and clear of encumbrances except as noted herein, and that he has good right and lawful authority to sell the same; and the he does fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

Full power and authority is hereby granted to said trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicated, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence in present or future, and upon any terms and for any period of time, not exceeding in the case of any single demise the term of 50 years, and renew or extend leases upon any terms and for any periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion or the property and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property to condominium, or homeowner association, to grant easements or charges of any kind, to release convey or assign any right, title or interest in or about the property or easement appurtenant to said property or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

DEED TO TRUSTEE

Page 1 of 3

BK: 8555 PG: 286

This instrument prepared by and returned to Bennie Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 091S291500078016

Any contract, obligation, indebtedness, or other incurred or entered into by the Trustee under the terms of the aforesaid Trust in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form. purporting to be the representations, warranties, covenants, undertakings and agreements by the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee individually or on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied; all such personal liability, if any, being expressly waived and released and all persons, corporations and other legal entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and eve deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such are fully vested with all the title estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interests of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid. The situs of the domicile of the Beneficiary shall be the governing jurisdiction for any legal action undertaken pursuant to the interests of any Beneficiary hereunder. The Power(s) of Direction over the actions of the Trustee shall be held by those holding a majority of beneficial shares.

The initial Trustee holding title to the aforesaid property for the aforenamed trust under the terms of the aforesaid trust agreement shall be Paul Woods, whose current address is 9 Audusson Avenue, Pensacola, FL 32507, as Trustee of the Southpointe Place Land Trust dated 6/13/21. The situs of the domicile of said trust shall be Florida. The said situs of the Trust shall be the governing jurisdiction for any legal action undertaken pursuant to the assets of the aforesaid trust in the event of the said Trustee's death, incapacity, disappearance, bankruptcy, resignation or unwillingness to act in accordance with directions given by the party or parties

DEED TO TRUSTEE

Page 2 of 3

BK: 8555 PG: 287 Last Page

This instrument prepared by and returned to Bennie Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 091S291500078016

holding the Power of Direction under the terms of said trust agreement: the filing of a death certificate or notice of dismissal of the initial Trustee or of any successor Trustee hereafter named in the Public Records of the

county in which any trust property is held, along with an Affidavit attesting to the appointment and acceptance by any of the following successor Trustees, without regard to the order in which listed, shall be effective to vest title to said successor Trustee or Trustees.
SUCCESSOR AND ALTERNATE SUCCESSOR TRUSTEES:
Such others who might be later named by the beneficiaries who hold no less than 51% of the power of direction.
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal this 15 day of 2016.
Signed seal and delivered in our presence:
WITNESSES:
Witness as to Grantor
Signature (1) Signature (1) By BENNI BAKER "Grantor"
Printed name A
Signature Danielle Al-Soviet Printed name:
STATE OF FLORIDA COUNTY OF ESCAMBIA
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the
county aforesaid, to take acknowledgments, personally appeared as Grantor, who takes as
OR [] has produced as Grantor, who this personally known to me as identification, and who executed the foregoing
instrument and she acknowledged before me that she executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 15 day of 2021.
DANIELLE AL-SAIGH MY COMMISSION #HH074981 EXPIRES: DEC 27, 2024 Bonded through 1st State Insurance

DEED TO TRUSTEE

Page 3 of 3

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 00095 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 17, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

SOUTHPOINTE PLACE LAND TRUST DATED 06-13-21 9 AUDUSSON AVE PENSACOLA, FL 32507	PAUL WOODS SOUTHPOINTE PLACE LAND TRUST 9 AUDUSSON AVE PENSACOL FL 32507	
	PAUL WOODS SOUTHPOINTE PLACE LAND TRUST 7567 SOUTHPOINTE PL PENSACOLA FL 32514	

WITNESS my official seal this 17th day of July 2025.

COMPTRO H

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 00095, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 78 BLK P NORTHPOINTE S/D UNIT 5 PB 11 P 57 A & B OR 8555 P 285

SECTION 09, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 011057604 (0925-55)

The assessment of the said property under the said certificate issued was in the name of

SOUTHPOINTE PLACE LAND TRUST DATED 06-13-21

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of September, which is the **3rd day of September 2025.**

Dated this 21st day of July 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

GOMPTOO HE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00095**, issued the **1st** day of **June**, **A.D.**, **2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 78 BLK P NORTHPOINTE S/D UNIT 5 PB 11 P 57 A & B OR 8555 P 285

SECTION 09, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 011057604 (0925-55)

The assessment of the said property under the said certificate issued was in the name of

SOUTHPOINTE PLACE LAND TRUST DATED 06-13-21

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of September, which is the 3rd day of September 2025.

Dated this 21st day of July 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Post Property:

7567 SOUTHPOINTE PL 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

SOUTHPOINTE PLACE LAND TRUST DATED 06-13-21

9 AUDUSSON AVE PENSACOLA, FL 32507

GOUNT TOWN

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 011057604 Certificate Number: 000095 of 2023

Date Of Redemption	7/25/2025			
Clerk's Check	1	Clerk's Total	\$774.00	
Postage	\$0.00	Tax Deed Court	Registry \$740.00	
Payor Name	BRENT NORTH OFFICE COMPLEX 230 ST. EUSEBIA STREET PENSACOLA FL 32503		^	
Notes				[^]
	Submit	Reset Print Pi	September 2 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV028325NON

Agency Number: 25-008144

Court: TAX DEED County: ESCAMBIA

Case Number: CERT # 00095 2023

Attorney/Agent: PAM CHILDERS **CLERK OF COURT** TAX DEED

Plaintiff:

RE: SOUTHPOINTE PLACE LAND TRUST DATED 06-13-21

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/28/2025 at 9:15 AM and served same at 8:36 AM on 7/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit:,.

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF ESCAMBIACOUNTY, FLORIDA

By:

G. FALLER, CPS

SVI

Service Fee: Receipt No:

\$40.00 **BILL**

Printed By: LCMITCHE

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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SECTION 09, TOWNSHIP 1 S, RANGE 29 W

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Dated this 21st day of July 2025.

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Post Property:

7567 SOUTHPOINTE PL 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA



NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 25-008112

Document Number: ECSO25CIV028278NON

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 00095 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: SOUTHPOINTE PLACE LAND TRUST DATED 06-13-21

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 7/28/2025 at 9:13 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for SOUTHPOINTE PLACE LAND TRUST DATED 06-13-21 , Writ was returned to court UNEXECUTED on 7/31/2025 for the following reason:

PER CURRENT RENTERS AT 9 AUDUSSON AVENUE, NOT FAMILIAR WITH THIS TRUST. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

C. DAVIS, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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Personal Services:

SOUTHPOINTE PLACE LAND TRUST DATED 06-13-21

9 AUDUSSON AVE PENSACOLA, FL 32507



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

SOUTHPOINTE PLACE LAND TRUST DATED 06-13-21

9 AUDUSSON AVE PENSACOLA, FL 32507

COMPTAG

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

SOUTHPOINTE PLACE LAND TRUST DATED 06-13-21 [0925-55] 9 AUDUSSON AVE PENSACOLA, FL 32507

PAUL WOODS [0925-55] SOUTHPOINTE PLACE LAND TRUST 9 AUDUSSON AVE PENSACOL FL 32507

9171 9690 0935 0127 1697 86

9171 9690 0935 0127 1697 79

PAUL WOODS [0925-55] SOUTHPOINTE PLACE LAND TRUST 7567 SOUTHPOINTE PL PENSACOLA FL 32514

9171 9690 0935 0127 1697 62

Redeline



NIXIE

SOUTHPOINTE PLACE LAND TRUST DATED 06-13-21 [0925-55] 9 AUDUSSON AVE PENSACOLA, FL 32507

0008/16/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

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SOUTHPOINTE PLACE LAND TRUST
9 AUDUSSON AVE
PENSACOL FL 32507

MBIA COUNTY,

AUL (0925-55)

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records
221 Palafox Place, Suite 110

Pensacola, FL 32502

32507-242509 8C: 325025 325027>2825 || || || || || || || || || ||

RETURN TO SENDER

NOT DELIVERABLE AS ADDRESSED

US POSTAGE

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FIRST-CLASS MAIL

0008/16/25

\$008.86°

Pam Childers

Clerk of the Circuit Court & Comptroller Official Records 221 Palafox Place, Suite 110

Pensacola, FL 32502



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FIRST-CLASS MAIL

0008/21/25

\$008.86 ⁰ 07/25/2025 ZIP 32502 043M31219251

PAUL WOODS [0925-55]
SOUTHPOINTE PLACE LAND TRUST
7567 SOUTHPOINTE PL
PENSACOLA FL 32514

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NIXIE 326 DE 1 RETURN TO SEND

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

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STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is **Publisher** The Escambia Sun Press, a weekly newspaper published (Warrington) Pensacola in Escambia County, at advertisement. Florida; that the attached copy of being TAX DEED SALE NOTICE in the matter of

DATE - 09-03-2025 - TAX CERTIFICATE #'S 00095

__in the _____CIRCUIT

Court

was published in said newspaper in the issues of

JULY 31 & AUGUST 7, 14, 21, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Will Pa

Digitally signed by Michael P Driver DN: c=US, o=The Escambia Sun Press LLC, dnQualfire=7041410C0000197F4A9F39B00058C1A, cn=Michael P Driver Date: 2025.08.21 11:37:26 -05'00'

PUBLISHER

Sworn to and subscribed before me this <u>21ST</u> day of <u>AUGUST</u>

A.D., 2025

ather Tuttle

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.08.21 11:42:20-0500'

HEATHER TUTTLE NOTARY PUBLIC



HEATHER TUTTLE Notary Public, State of Florida My Comm. Expires June 24, 2028 Commission No. HH 535214 NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 00095, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of September, which is the 3rd day of September 2025.

Dated this 24th day of July 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-07-31-08-07-14-21-2025